

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY HISTORIC REVIEW BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
June 1, 2021
5:00 P.M.**

The Virtual Business Meeting of the Historic Review Board of New Castle County was held on Tuesday, April 6, 2021 via Zoom meetings.

In the absence of the Chairperson, the Board members elected Steve Johns to serve as the acting Chair for the meeting.

The meeting was called to order by Steve Johns at [5:01 p.m.]

The following Board members were present:

Perry Patel
Karen Anderson
Barbara Silber
Steve Johns
Rafael Zahralddin

The following Board members were absent:

John Davis

Historic Review Board, Department of Law

None

The following Department of Land Use employees were present at the meeting:

Betsy Hatch

RULES OF ORDER

Ms. Hatch read the rules of order into the record.

MEETING MINUTES

April 6, 2021 Business Meeting Minutes

On a motion made by Ms. Anderson and seconded by Mr. Zahralddin, the Historic Review Board voted to adopt the meeting minutes from the April 6, 2021 Business Meeting. [In Favor: Johns, Patel, Anderson, Zahralddin, Silber; In Opposition: None; Abstention: None; Absent: Davis]

HISTORIC MARKER PROGRAM

None.

OLD BUSINESS

App. 2021-0179-H: 2314 Glasgow Ave. (TP 11-026.00-043.) West side of Glasgow Ave., north of the intersection of Glasgow Ave. and Pulaski Hwy. Pencader Hundred. Building Permit to renovate ca. 1850 historic barn (Brooks House, ca. 1795) (Building Permit App. 2018-05785). NC10, CR, and H Zoning. CD 11.

At a virtual meeting held on March 2, 2021, the Historic Review Board considered the proposed application, public testimony provided at its February 16, 2021 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Mr. Patel and seconded by Ms. Anderson, the Historic Review Board voted to grant **APPROVAL** of the proposed scope of work based on the revised materials as submitted by the applicant, with a recommendation that the applicant explore an exterior color of paint that blends in better with the adjacent historic structure. [In Favor: Johns, Patel, Anderson, Zahraiddin, Silber; In Opposition: None; Abstention: None; Absent: Davis]

Discussion preceding the vote included the following:

Ms. Hatch read the Department's recommendation into the record. Ms. Anderson noted that she had concerns regarding the starkness of the arctic white color treatment of the building. she stated that she would like to recommend that the applicant explore other colors that are more compatible with the adjacent, historic brick structure.

On a motion made by Ms. Anderson and seconded by Mr. Patel, the Historic Review Board voted to amend the motion for approval to include a recommendation that the applicant explore an exterior color of paint that blends in better with the adjacent historic structure. [In Favor: Johns, Patel, Anderson, Zahraiddin, Silber; In Opposition: None; Abstention: None; Absent: Davis]

NEW BUSINESS

App. 2021-0248-H: 751 Hopkins Bridge Road. (TP 08-040.00-016.) North side of Hopkins Bridge Road, southwest of the intersection with Thompson Station Road. Mill Creek Hundred. Building permit to construct a two-story, garage addition on the A. J. Hopkins House (ca. 1845). NC40 Zoning. CD 3.

At a virtual meeting held on March 2, 2021, the Historic Review Board considered the proposed application, public testimony provided at its February 16, 2021 public hearing, as well as the recommendation provided by the Department of Land Use.

On a motion made by Ms. Anderson and seconded by Mr. Patel, the Historic Review Board voted to recommend **APPROVAL** of the proposed application based on the revised drawings for the addition with the following recommendation:

1. A Phase IA archaeological assesment be completed to ascertain if the location of the proposed addition may impact any archaeological resources.

As part of the motion, the Historic Review Board voted to recommend approval of the variances as requested:

1. Variance request from the required 25ft. setback to maintain the existing deck at 20ft. from the rear (north) property line.
2. Variance request from the required 6ft. setback to maintain the existing pool at 2ft. from the side (west) property line.

3. Variance request from the required 40ft. setback to maintain the existing house at 16ft. from the rear (north) property line.
4. Variance request from the required 8ft. setback to construct the proposed two-story, garage addition 8ft. from the Hopkins Bridge Road public right-of-way.

The motion was adopted by a vote of 5-0-0-1 (In Favor: Silber, Johns, Zahralddin, Anderson, Patel; In Opposition: None; Abstention: None; Absent: Davis).

Discussion preceding the vote included the following:

Ms. Hatch read the Department's recommendation into the record. Ms. Anderson stated that the revised drawings and renderings helped the Board understand the intention and plan with the proposed design. She stated that she was in agreement with the Department's recommendation. Mr. Johns concurred that the revised plans improve the addition.

Ms. Silber noted that the Board should include a recommendation regarding the potential for archaeological resources. She provided a summary of the background information that the Historic Review Board was provided with, noting that there once was an 18th century structure located on the site that had since been demolished. She stated that should archaeological resources be found, further work may be warranted. Mr. Johns clarified that the Board can offer recommendations that archaeological work be completed, however the Board could not require it.

On a motion made by Ms. Silber, and seconded by Ms. Anderson, to amend the motion for approval to include a recommendation that a Phase IA archaeological assessment be completed to ascertain if the location of the proposed addition may impact any archaeological resources. The Board voted to adopt the motion by a vote of 5-0-0-1 (In Favor: Silber, Johns, Zahralddin, Anderson, Patel; In Opposition: None; Abstention: None; Absent: Davis).

ANNUAL REVIEW OF RULES OF PROCEDURE

None.

REPORT OF THE PRESERVATION PLANNER

Ms. Hatch reminded the Board members that the memorial service for John Brook would be held on June 5, 2021. Ms. Anderson inquired if / when the Historic Review Board public meetings would be held in person again and if there would be any options for virtual attendance in the future. Ms. Hatch noted that she did not have any update and would inform the Board as she received them.

REPORT OF THE CHAIRPERSON

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

ATTEST:

Richard E. Hall, AICP
General Manager
Department of Land Use

John R. Davis
Chairperson
Historic Review Board